



Connells

Court Oak Road
Harborne



Property Description

A spacious four-bedroom family home situated in the heart of Harborne, offered to the market with no onward chain. Ideally located close to the Queen Elizabeth Hospital, this well-presented property provides generous and versatile living accommodation throughout. The home benefits from a garage and off-road parking, making it both practical and convenient for modern family life. Set within a sought-after central location, the property is perfectly placed for access to local schools, shops, amenities, and excellent transport links, making it an ideal choice for families and professionals alike

Approach

Set behind a block paved driveway with parking for several cars giving access to the garage

Porch

Double doors, with further door leading to the hallway.

Entrance Hallway

Wooden flooring, radiator, stairs off, storage cupboard.

Front Lounge

15' 2" Max x 11' 8" (4.62m Max x 3.56m)

Double glazed bay window to front, central heating radiator.

Living/Dining Room

20' 10" x 16' 3" (6.35m x 4.95m)

Double glazed window to side, patio doors to rear, central heating radiator, gas fire, point with feature surround, TV point, perfect space for a dining table, wall light points.

Entertainment Room

11' 6" x 14' 7" (3.51m x 4.45m)

With access to the garage

Kitchen

13' 8" x 11' 9" (4.17m x 3.58m)

This bespoke, fully fitted kitchen has been designed with both style and practicality in mind, featuring a modern range of high-gloss matching wall and base units that provide excellent storage and preparation space. A gas hob is neatly fitted with complementary surfaces, while an integrated dishwasher adds further convenience. There is space to accommodate a large fridge freezer, and the room is enhanced by a contemporary vertical radiator. The sink with drainer and mixer tap is perfectly positioned beneath a double-glazed window, offering pleasant views across the rear garden, while a double-glazed door provides direct access outside, seamlessly connecting the kitchen to the outdoor space."

Utility Room

9' 3" x 3' 7" (2.82m x 1.09m)

Double glazed window to rear, plumbing for washing machine, wall mounted boiler, window to the rear. ,

Downstairs Shower Room

central heating radiator, low level flush w/c, hand wash basin, shower cubical

Landing

Loft access, door to the bedrooms and bathroom

Bedroom One

15' 6" max x 11' 8" (4.72m max x 3.56m)

double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom Two

16' 4" x 11' 5" max (4.98m x 3.48m max)

double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom Three

14' 3" x 8' 7" (4.34m x 2.62m)

double glazed window to front, central heating radiator.

Bedroom Four

9' 5" x 8' 11" (2.87m x 2.72m)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Shower Room

double glazed window to side, heated towel rail, low level flush w/c, hand wash basin, shower cubical.

Garage

14' 8" x 7' 9" (4.47m x 2.36m)

Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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158 High Street Harborne
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EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

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